013.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	894,600 / 894,600
					USE VALUE:	894,600 / 894,600
					ASSESSED:	894,600 / 894,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
92		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAC GILLIVRAY PAUL F
Owner 2:	
Owner 3:	
Street 1:	92 LAKE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAC GILLIVRAY PAUL F--ETAL -
Owner 2:	MAC GILLLIVRAY PAULINE -
Street 1:	92 LAKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,527 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2699 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5527.000	468,100	4,700	421,800	894,600
Total Card	0.127	468,100	4,700	421,800	894,600
Total Parcel	0.127	468,100	4,700	421,800	894,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.41 | /Parcel: 331.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 10106
GIS Ref
GIS Ref
Insp Date 02/11/09

PREVIOUS ASSESSMENT

Parcel ID 013.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	468,300	4700	5,527.	421,800	894,800	894,800	Year End Roll	12/18/2019
2019	104	FV	363,400	4700	5,527.	448,100	816,200	816,200	Year End Roll	1/3/2019
2018	104	FV	363,400	4700	5,527.	326,900	695,000	695,000	Year End Roll	12/20/2017
2017	104	FV	340,900	4700	5,527.	284,700	630,300	630,300	Year End Roll	1/3/2017
2016	104	FV	340,900	4700	5,527.	242,500	588,100	588,100	Year End	1/4/2016
2015	104	FV	303,900	4700	5,527.	237,300	545,900	545,900	Year End Roll	12/11/2014
2014	104	FV	303,900	4700	5,527.	195,100	503,700	503,700	Year End Roll	12/16/2013
2013	104	FV	316,200	4700	5,527.	185,600	506,500	506,500		12/13/2012

!1253!

PRINT

Date	Time
12/10/20	16:54:14

LAST REV

Date	Time
08/31/16	08:45:46
ekelly	
1253	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAC GILLIVRAY P	60797-268		12/21/2012	Convenience	1	No	No		
	10845-111		6/15/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2015	1327	Manual	1,000		9/15/2015			Rebuild chimney.
9/2/2015	1253	Re-Roof	10,000		9/2/2015			Roof repairs.

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2015	Permit Insp	PC	PHIL C
2/11/2009	Meas/Inspect	189	PATRIOT
3/30/2000	Inspected	276	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	10106
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5527		Sq. Ft.	Site		0	80.	0.95	1			Med. Tr	-10					421,785						421,800	

Total AC/HA: 0.12688 | Total SF/SM: 5527 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 421,785 | Spl Credit | Total: 421,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04772723
Const Adj.:	0.97515047
Adj $ / SQ:	173.688
Other Features:	118500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	678418
Depreciation:	210310
Depreciated Total:	468109

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	8	3	
Totals			
2	14	5	

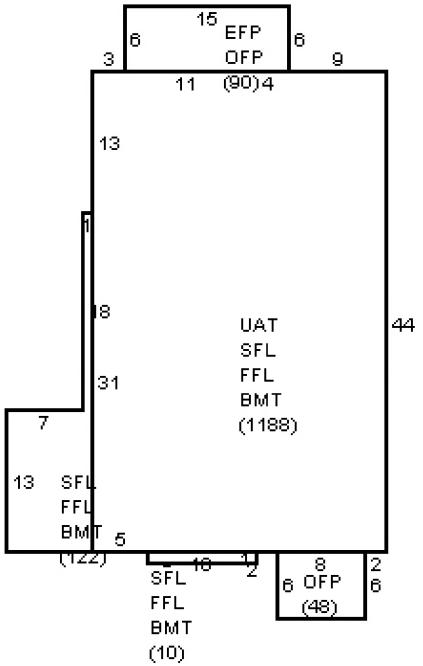
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.69
Special Features:	0	Val/Su Net:	104.37
Final Total:	468100	Val/Su SzAd	177.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,320	52.110	68,780
FFL	First Floor	1,320	173.690	229,268
SFL	Second Floor	1,320	173.690	229,268
UAT	Upper Attic	297	79.900	23,729
OFP	Open Porch	138	27.750	3,829
EFP	Enclos Porch	90	56.050	5,044

Net Sketched Area:	4,485			Total:	559,918
Size Ad	2640	Gross Are	5376	FinArea	2699

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	20	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1927	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700